BILL GARRETT, Davidson County
Trans:T20160076352 DEEDWARR
Recvd: 08/31/16 15:00 3 pgs
Fees:18.00 Taxes:851.00
20160831-0091558

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Affiant

Subscribed and sworn to me on August 30, 2016.

NOTARY PUBLIC

My Commission Expires: 1-8-19

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29522.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley N. Farrell 119 Porter Terrace Nashville, TN 37206	SAME ADDRESS AS NEW OWNER	072-15-A-119 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ashley N. Farrell, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 119 as shown on the Plan of Porter Terrace Condominiums, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, page 537, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being a portion of the same property conveyed to Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company by Deed from Porter Terrace Partners, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20150113-0003582, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 6250, page 126, in the Register's Office for Davidson County, Tennessee.
3. Master Deed contained in an instrument of record in Book 7174, page 537 as amended in Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which instrument reference is here made for the complete and exact terms, details and requirements thereof. By-Laws of record in Book 7174, page 558, in said Register's Office.
4. Charter of the Porter Terrace Condominium Homeowners' Association of record in Instrument No. 20160523-0051464, in the Register's Office for Davidson County, Tennessee.
5. Subject to sewer and/or storm drainage easement(s) set forth in instruments of record in Book 4110, page 754, and Book 4122, pages 363 and 367, in the Register's Office for Davidson County, Tennessee.
6. Subject to easement for Sanitary Sewers of record in Book 7753, page 462, in the Register's Office for Davidson County, Tennessee.
7. Subject to Stormwater Detention Agreement of record in Book 6550, page 952, in the Register's Office for Davidson County, Tennessee.
8. Deed of conveyance to Metro for sewer lines of record in Book 7453, page 490, in the Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Storm Drainage of record as Instrument No. 20140626-0056101, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140930-0090119, in the Register's Office for Davidson County, Tennessee.
11. Subject to the rights of others in and to the common areas.
12. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
13. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 119 Porter Terrace, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of August, 2016.

Porter Terrace Partners II, LLC,
a Tennessee Limited Liability Company

By: _____
Richard W. Sebastian,
Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal on August 30, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020